



COST ESTIMATE REPORT



Upper Australia Habitat

DA Cost Report | For TCSA

MBM1163-0027 – 24th April 2020



QUANTITY SURVEYING | BUILDING CONSULTANCY |
TAX & ASSET SERVICES | PPP ADVISORY | INFRASTRUCTURE |
FACILITIES MANAGEMENT ADVISORY | EXPERT WITNESS





Contents

1.	Executive Summary	3
1.1	Introduction	3
1.1	Exclusions	4
1.2	Assumptions.....	5



1. Executive Summary

1.1 Introduction

MBM have been requested to prepare a concept design estimate for the proposed Upper Australia Habitat located in Taronga Zoo Mosman, NSW.

Our current estimate for the construction component of the works is approximately **\$15,956,784** including at 10% contingency.

The Report is based on information provided by TCSA and the supporting consultants. We have split the development into core cost centres with preliminaries and builders margin applied to each to assist with value management process.

MBM costs are presented in an elemental format with quantities measured where possible and costs applied at market rates. We have used benchmark rates applied on a \$per/m² where no documentation exists and applied previous experience and knowledge for a “best guess” approach to provisional items.

Our general approach to pricing has been to adopt the data and methodology from our previous experience at Taronga Zoo. It is important to note that the rates and costs contained are developed from our internal project database.

Preliminaries and Builders Margin have been applied at benchmarked percentages taking into account the project specifics such as size, location and site access. A recommended contingency has been applied at 10%.



1.1 Exclusions

- Exchange rate fluctuations impacting goods, materials and equipment sourced from overseas
- Potential Material shortages associated with the inability to procure due to closed borders etc
- Potential labour impacts if people are sick or in isolation for extended periods
- Programme delays associated with labour and material shortages / supply chain impacts
- Closure of sites due to corona virus outbreaks
- Any possible delays and cost alterations due to the outcomes of COVID-19
- Escalation
- Early works consisting of demolition, excavation and site preparation
- Koala 'Lookout' as discussed with TCSA scope removed
- Ropes course modifications or alterations
- Welcome to the country zone
- Lower Australia zone
- Movement / Relocation of Animals
- Hot wires to exhibits
- Excavation of rock above and beyond PC sum allowances made
- Diversion of existing services above and beyond the allowances made
- White goods unless noted
- Removal of spoil off site above and beyond PC sum allowance for earthworks
- Bored piers or piling if required to buildings
- AV production costs
- Exhibit lighting
- Professional fees
- Site allowance & enterprise agreements
- Statutory & Authority fees
- Council contributions
- Legal costs
- Out of hours works
- Staging of works
- Project/ development contingencies
- Flood proofing works
- EPA requirements
- Works beyond extent shown on drawings
- Operation & Maintenance Costs
- Exclusions as noted in the cost plan
- HV Works



1.2 Assumptions

- The contract will be based on a competitive traditional lump sum tender
- Estimated cost includes preliminaries, margin and contingency
- Builder to be a tier two or three builder for main works
- Standard substructure design with strip/pad footings only buildings
- Interpretive theming, fitout and signage have been included as a PC sum